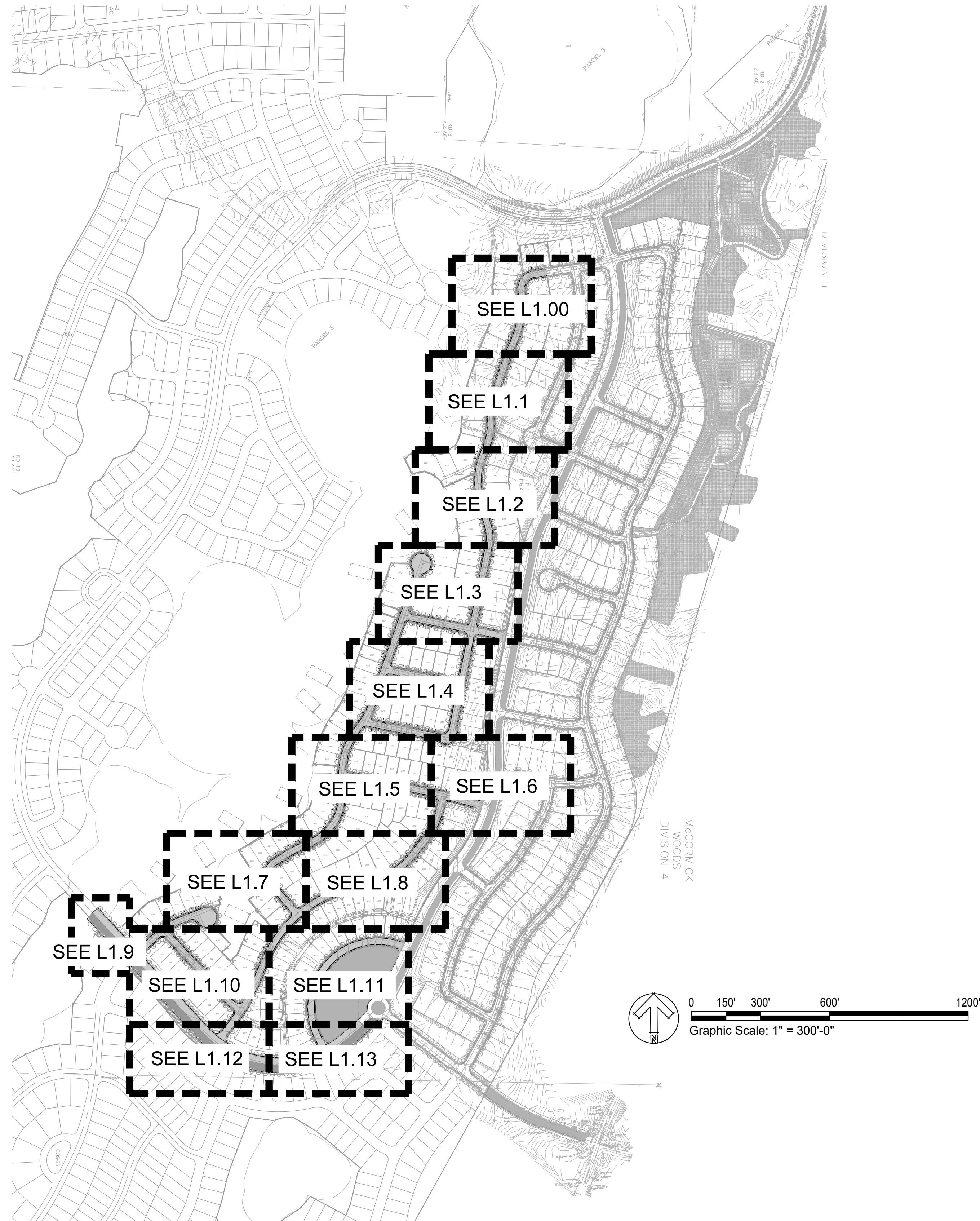


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KIRKLAND, WA 98033

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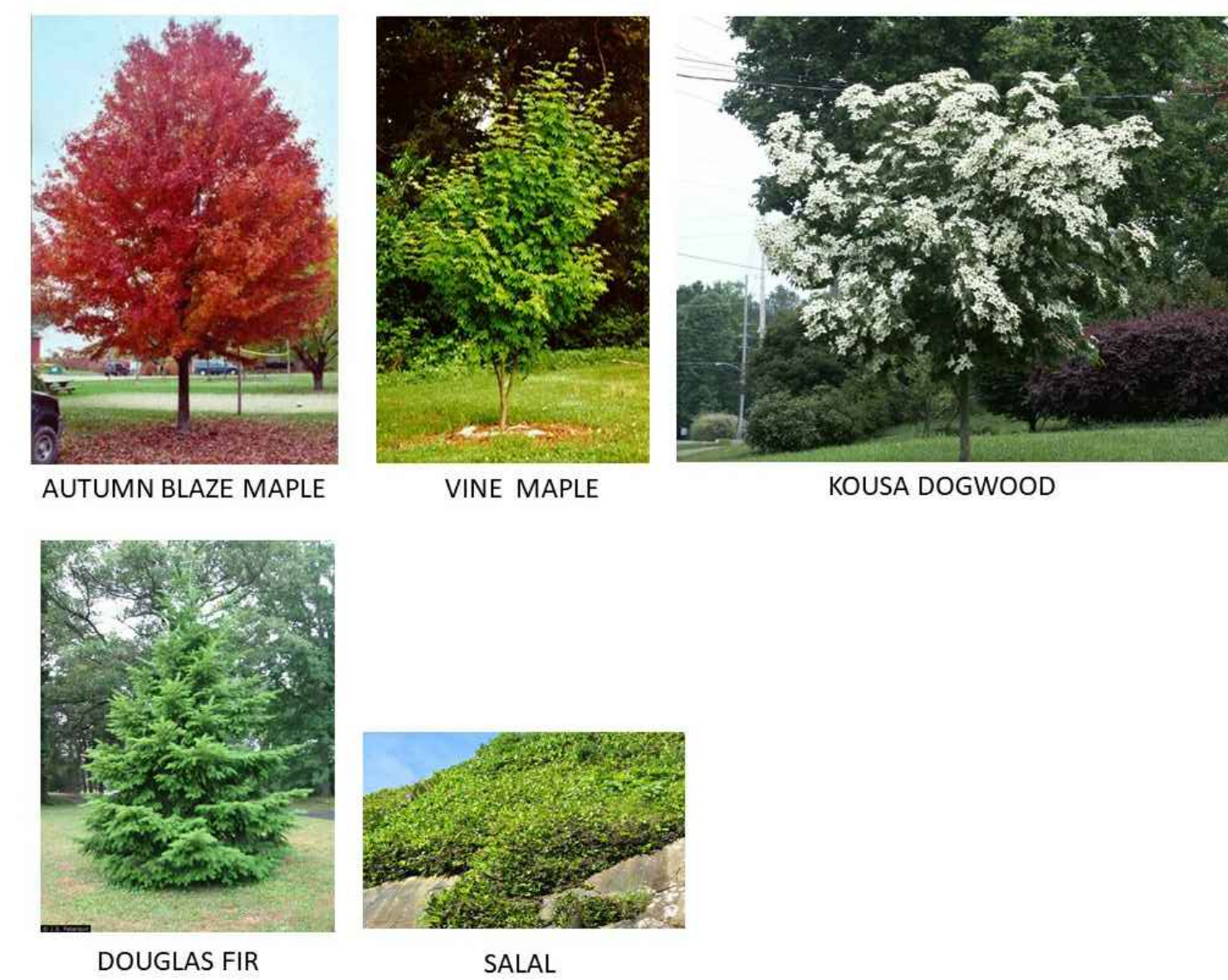
**PLANT LEGEND**

	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
<b>TREES</b>			
602	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2" CALIPER, 30" O.C., 5' GRAFT
38	ACER CIRCINATUM	VINE MAPLE	6'-8' HT., B&B, 3 -STEM MIN.
36	CORNUS KOUSA	KOUSA DOGWOOD	2" CALIPER, SPACING PER PLAN
BIO-RETENTION PLANTINGS, TYP. SEE TYPICAL BIO-RETENTION PLANTINGS, DETAIL 1 ON SHEET L1.0			

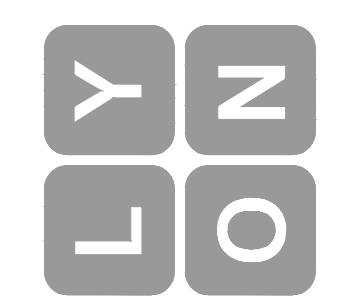
**LANDSCAPE NOTES AND SOIL QUALITY**

1. PROVIDE LANDSCAPE PLANTING TO SCREEN ALL OUTDOOR UTILITY EQUIPMENT. PLANT OPTIONS INCLUDE: BLUE ICE ARIZONA CYPRESS, PURPLE ROCK ROSE, PINK PRINCESS ESCALLONIA, OR PACIFIC WAX MYRTLE.
2. LANDSCAPE AREAS SHOULD BE DEEP-TILLED TO A DEPTH OF AT LEAST TWELVE (12) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. PROVIDE SOIL AMENDMENTS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION OR WATER-HOLDING CAPACITY. FOR ALL NEWLY LANDSCAPED AREAS ORGANIC MATTER SHOULD BE INCORPORATED TO A DEPTH OF FOUR (4) TO SIX (6) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
3. CONTRACTOR SHALL PROVIDE 4" DEPTH IMPORTED TOPSOIL AT SEED MIX AREAS AND 9" DEPTH IMPORTED TOPSOIL AT ALL LANDSCAPE PLANTING AREAS.
4. COMPACT ALL SEED MIX AREAS IN TWO DIRECTIONS WITH ROLLER PRIOR TO HYDROSEEDING.
5. IMPORTED TOPSOIL SHALL BE 3-WAY MIX.
6. CONTRACTOR SHALL PROVIDE 2" DEPTH FINE COMPOST MULCH THROUGHOUT LANDSCAPE PLANTING AREAS.
7. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR FROM TIME OF COMPLETION OF WORK.
8. TREES PLANTED FIVE FEET OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT CONTROL BARRIER.

**PLANT IMAGES**



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Tacoma, WA 98402  
253-678-4173  
eric@LyonLA.com



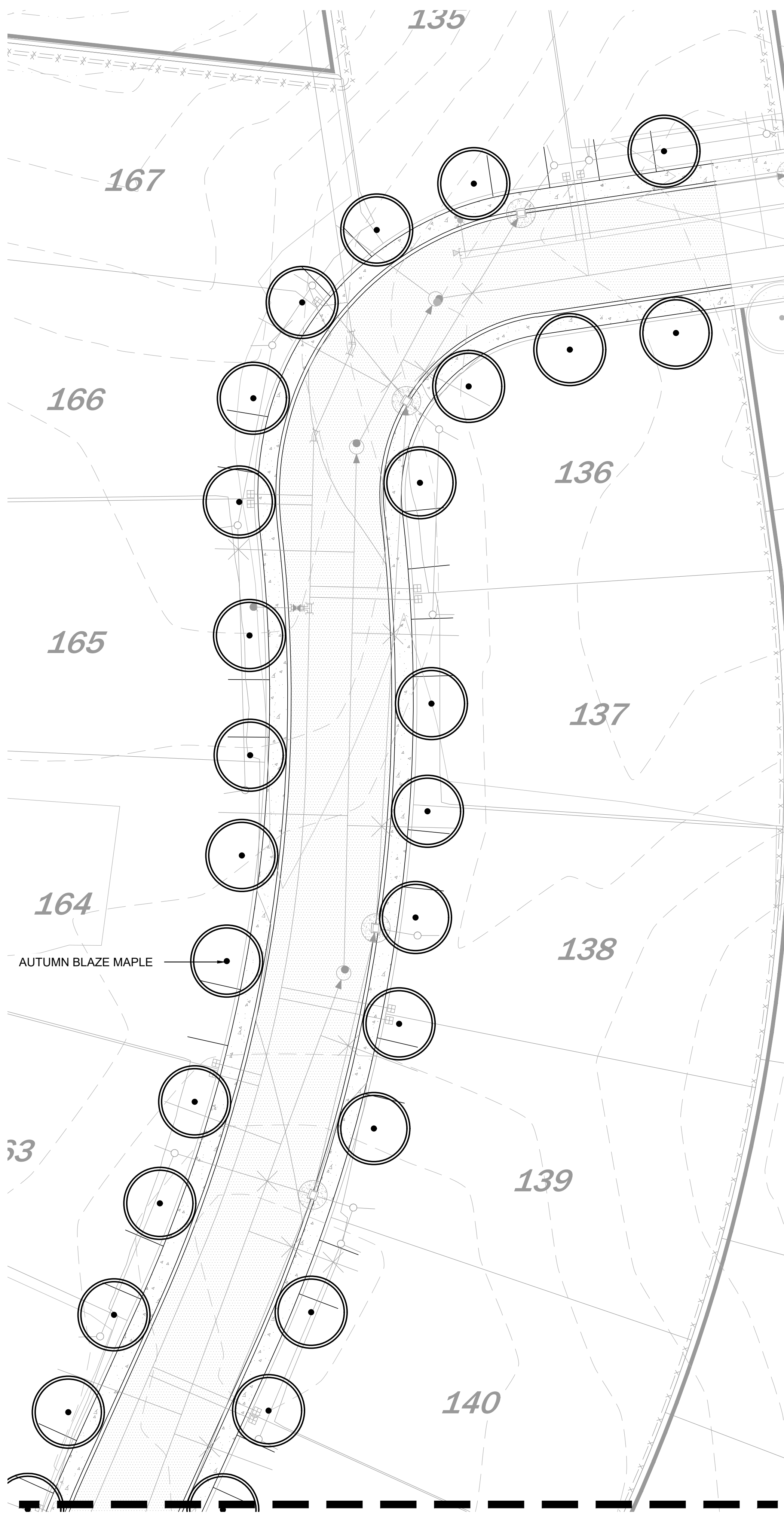
**Overall Landscape Plan**

NO.	REVISIONS	APPD.

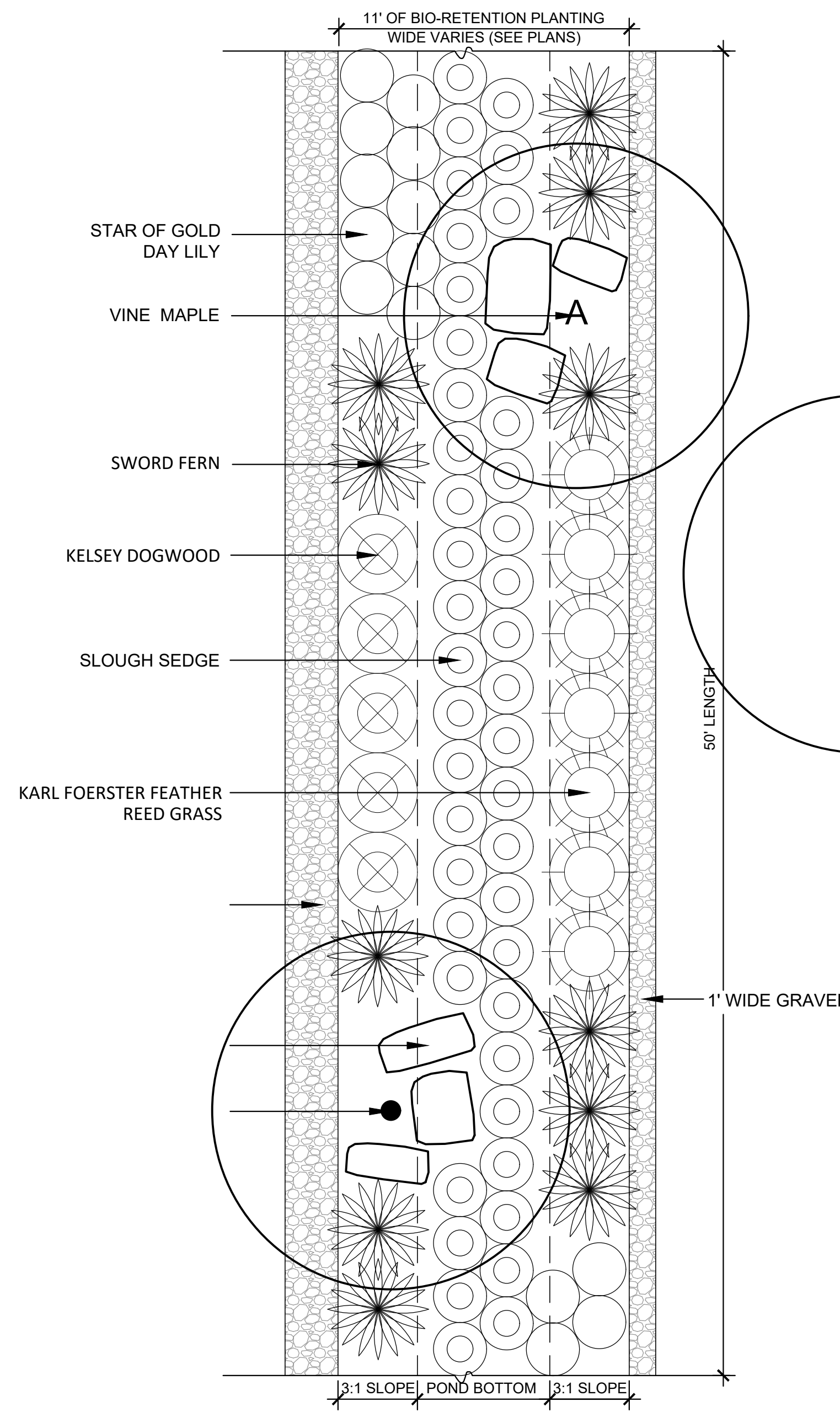
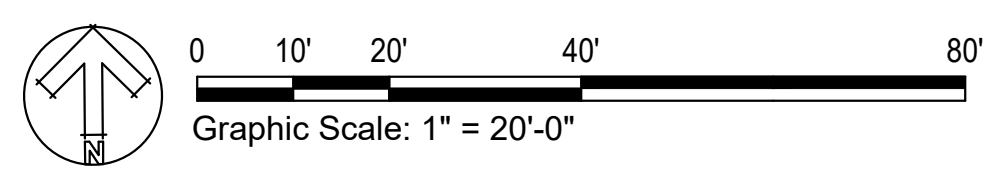
L0.0 OF - SHEETS  
SCALE: 1" = 300'-0"  
DATE: August 20, 2021  
PROJECT: West Divisions 13/14  
NO: LL0204120

PW21-054  
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MATCHLINE - SEE L1.1



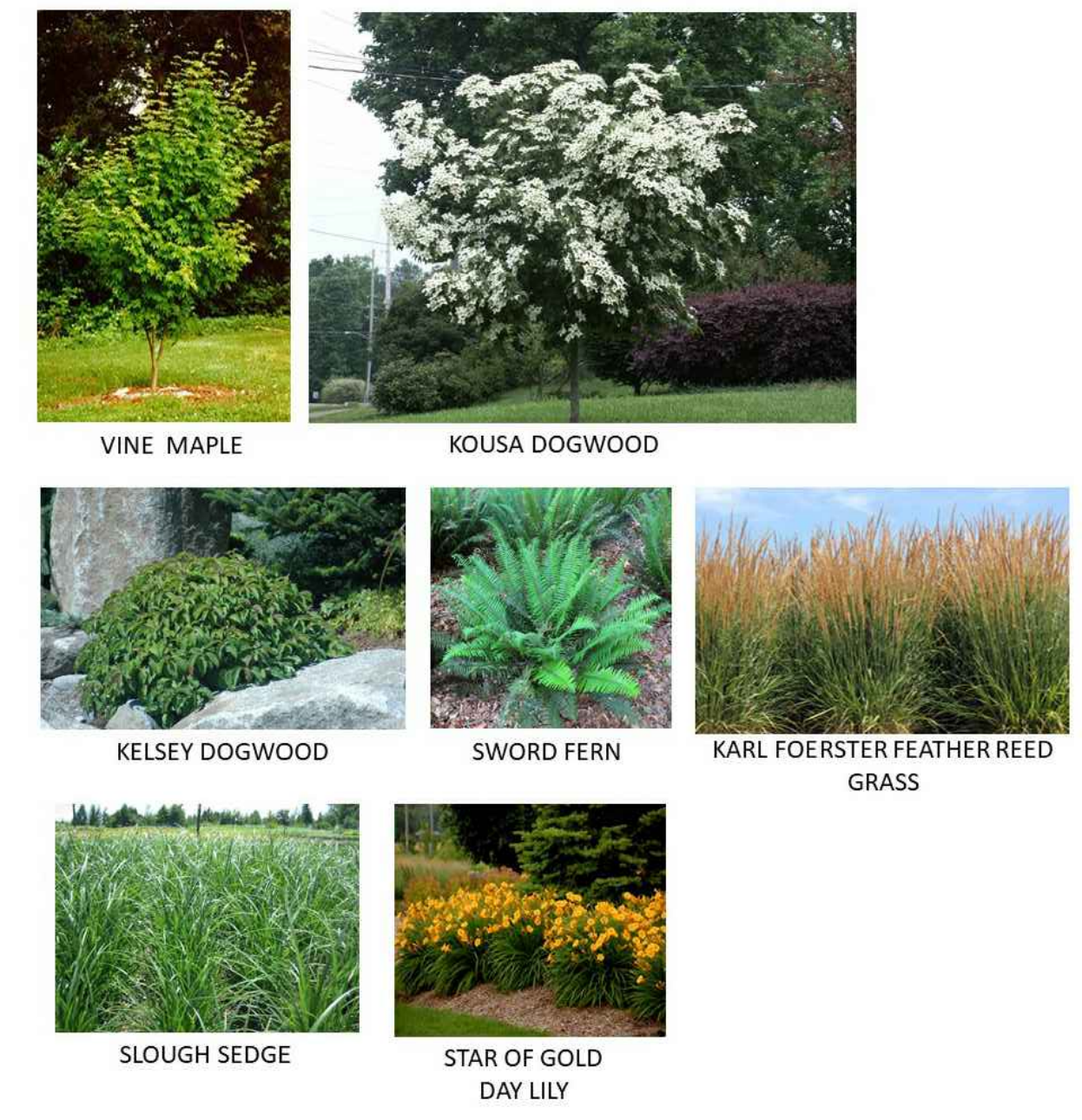
1 BIO-RETENTION SWALE PLANTING PLAN, TYP.  
SCALE: 1" = 1/4'-0"

PLANT LEGEND

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
<b>TREES</b>			
1	ACER CIRCINATUM	VINE MAPLE	6'-8" HT., B&B, 3 -STEM MIN.
1	CORNUS KOUSA	KOUSA DOGWOOD	2" CALIPER, SPACING PER PLAN
<b>SHRUBS</b>			
5	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	2 GALLON, 3' O.C. SPACING
11	POLYSTICHUM MUNITUM	SWORD FERN	2 GALLON, 3' O.C. SPACING
8	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GALLON, 3' O.C. SPACING
<b>GROUNDCOVER</b>			
43	CAREX OBNUPTA	SLOUGH SEDGE	1 GALLON, 24" O.C. SPACING
15	HEMEROCALLIS 'STELLA DE ORO'	STAR OF GOLD DAY LILY	1 GALLON, 24" O.C. SPACING
6	LANDSCAPE BOULDERS	WEATHERED GRANITE, 2-MAN SIZE	

\*\*QUANTITIES ARE PER LINEAR 50' OF BIOSWALE @ 11' WIDE

PLANT IMAGES



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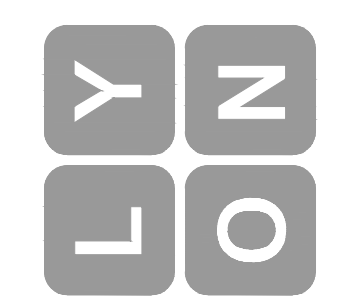
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PW21-055

L1.0 OF - SHEETS

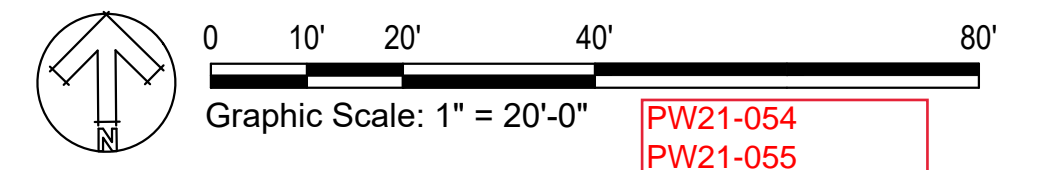
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1" = 20'-0"			
DATE: August 20, 2021			
PROJECT: West Divisions 13/14	CHECKED: ML		
PROJECT NO: LL0204120	REVISION NUMBER		



MATCHLINE - SEE L1.0



MATCHLINE - SEE L1.2



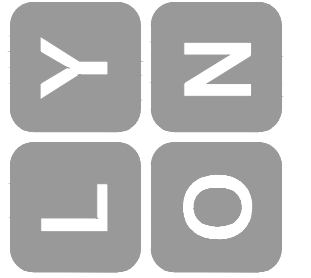
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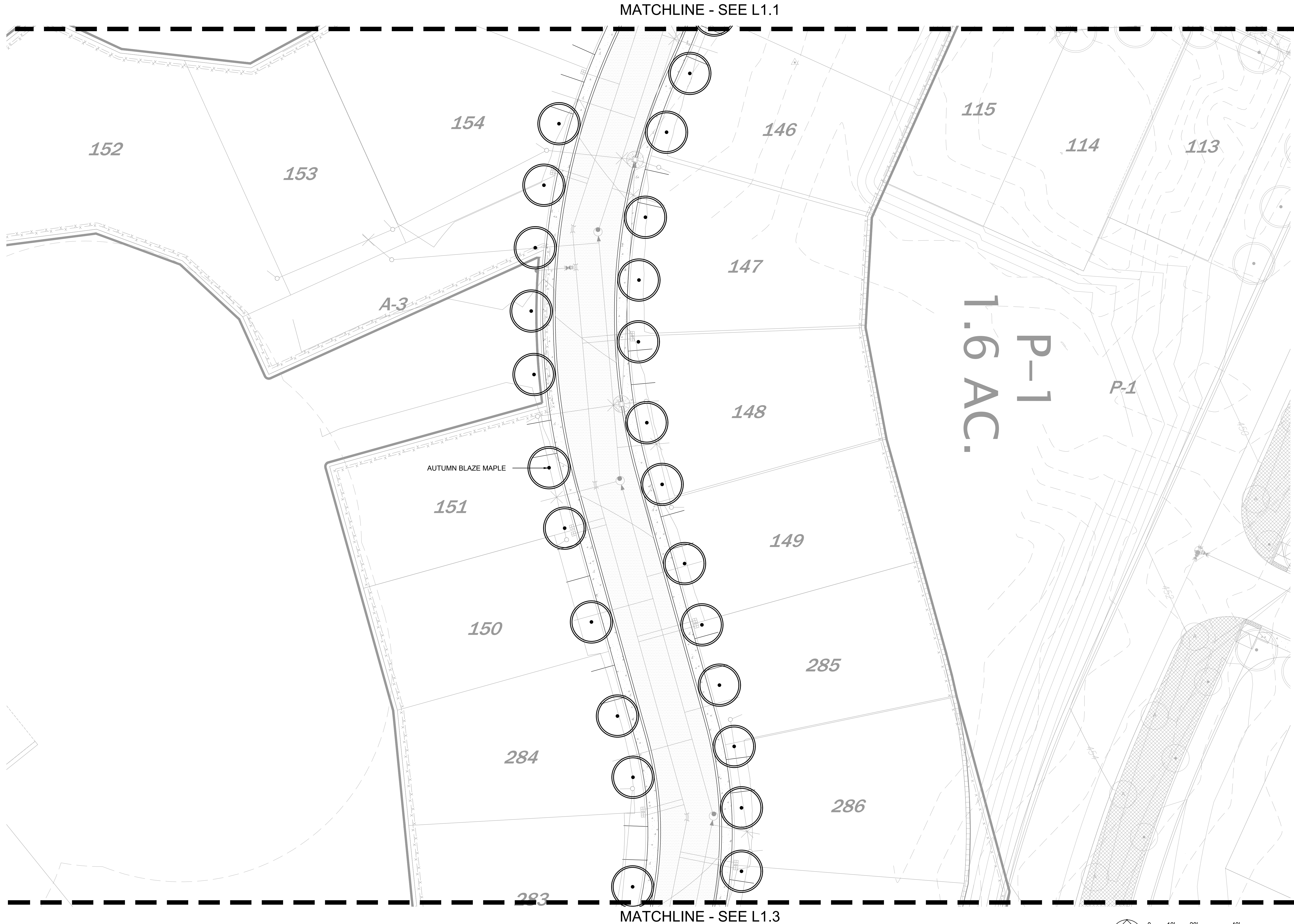
**Lyon Landscape Architects**  
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 Tacoma, WA 98402  
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OF	SHEETS
L1.1	EW
SCALE: 1"=20'-0"	DESIGN: EW
DATE: August 20, 2021	DRAWN: EW
PROJECT: West Divisions 13/14	CHECKED: ML
PROJECT NO: LL0204120	REVISION NUMBER
	REVISIONS
	APPD.



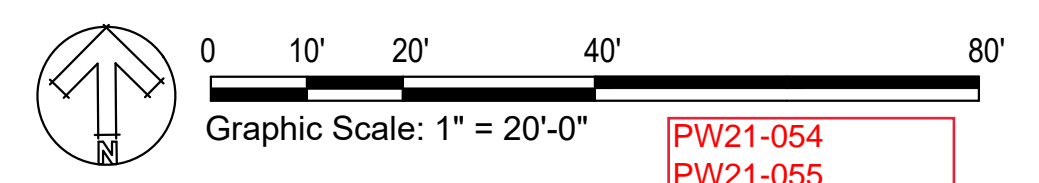


MATCHLINE - SEE L1.1

MATCHLINE - SEE L1.3

P-1  
1.6 AC.

AUTUMN BLAZE MAPLE



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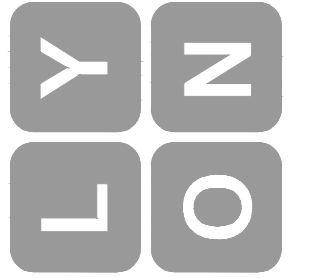


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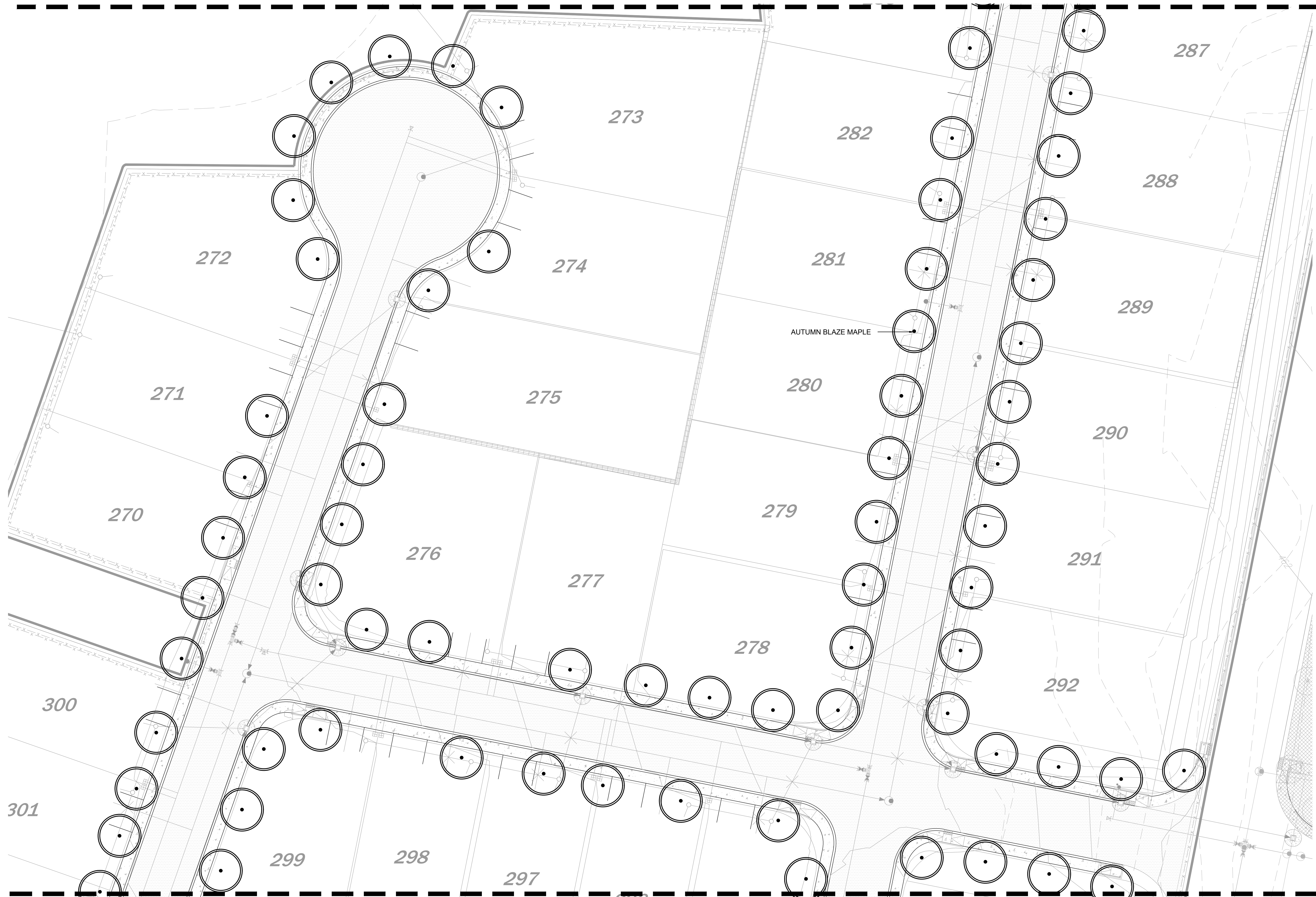
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DESIGN:	EW
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PROJECT NO: LL0204120	REVISION NUMBER:
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	APPD.

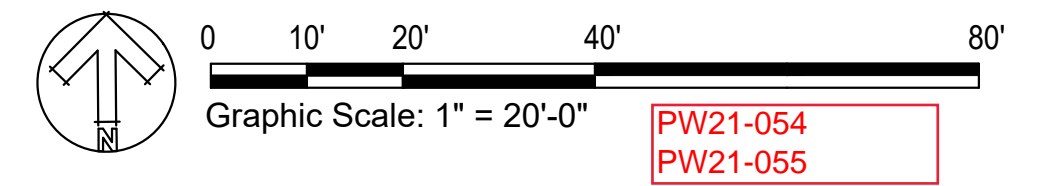
PW21-054  
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MATCHLINE - SEE L1.2



MATCHLINE - SEE L1.4



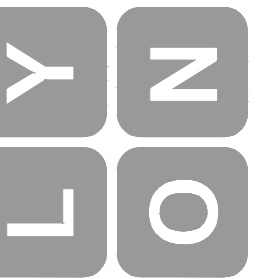
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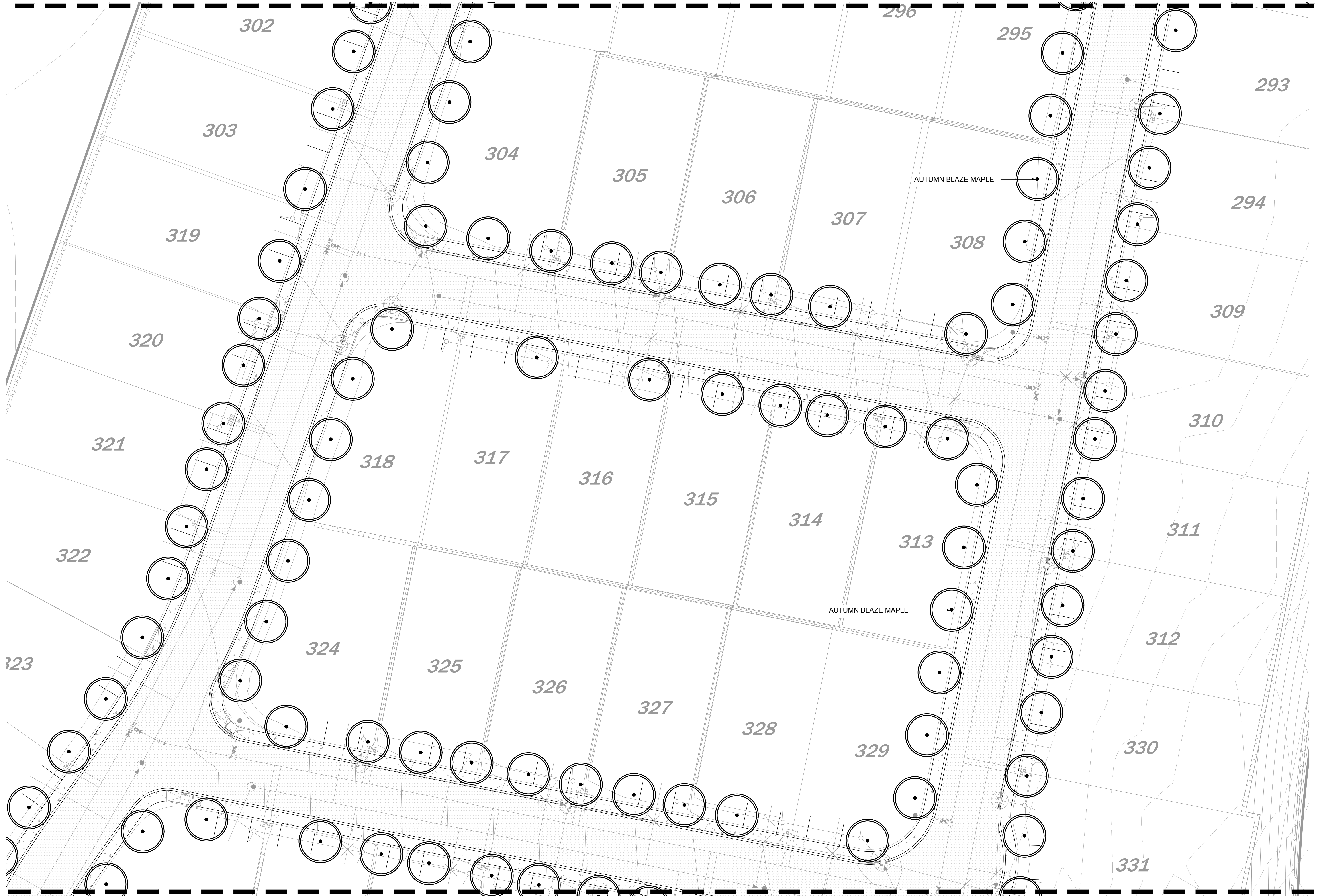
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PROJECT: West Divisions 13/14	CHECKED: ML
PROJECT NO: LL0204120	REVISION NUMBER
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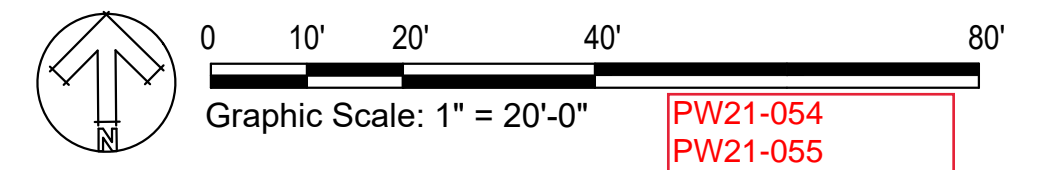
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MATCHLINE - SEE L1.3



MATCHLINE - SEE L1.5



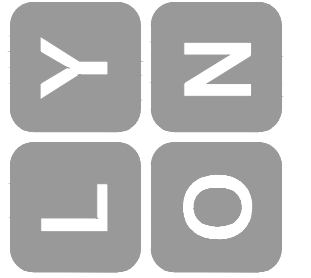
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L1.4

OF - SHEETS  
 SCALE: 1" = 20'-0"  
 DATE: August 20, 2021  
 PROJECT: West Divisions 13/14  
 PROJECT NO: LL0204120

DESIGN: EW  
 DRAWN: EW  
 CHECKED: ML

REVISION NUMBER  
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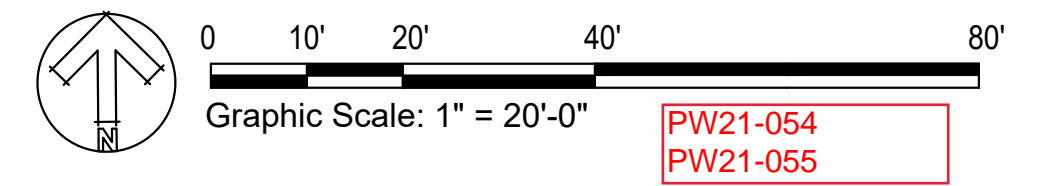
MATCHLINE - SEE L1.4



MATCHLINE - SEE L1.7

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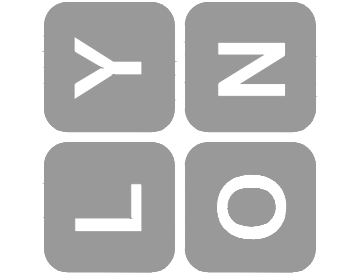
MATCHLINE - SEE L1.6



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L1.5 OF 2 SHEETS

SCALE: 1" = 20'-0"  
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 DRAWN: EW  
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 PROJECT NO: LL0204120

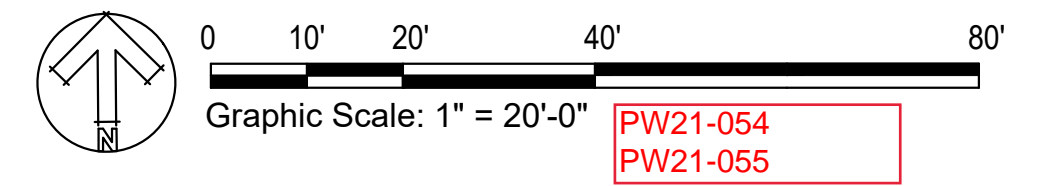


MATCHLINE - SEE L1.4

MATCHLINE - SEE L1.5



MATCHLINE - SEE L1.8



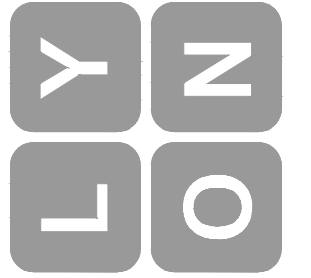
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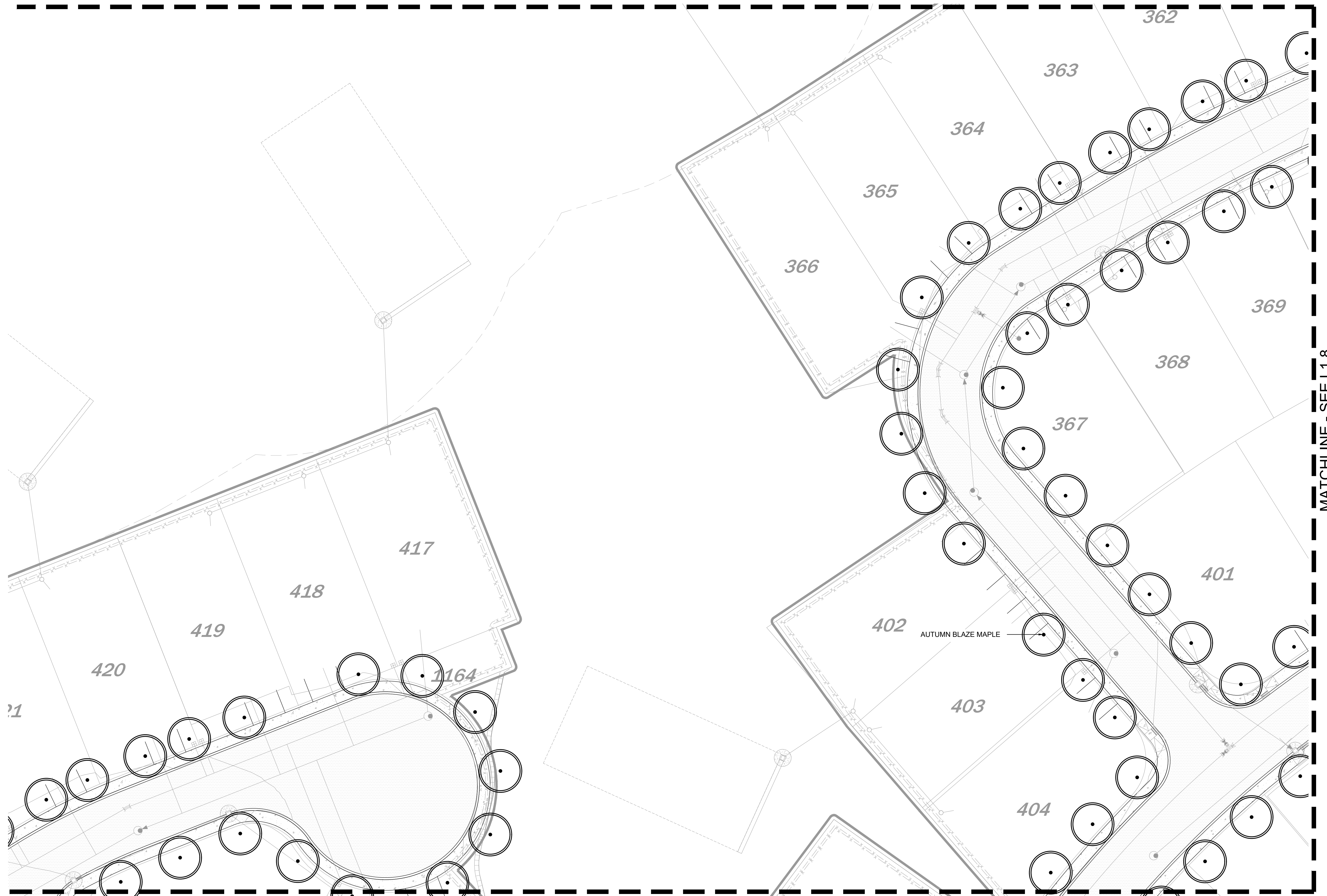
OF	SHEETS
1	1

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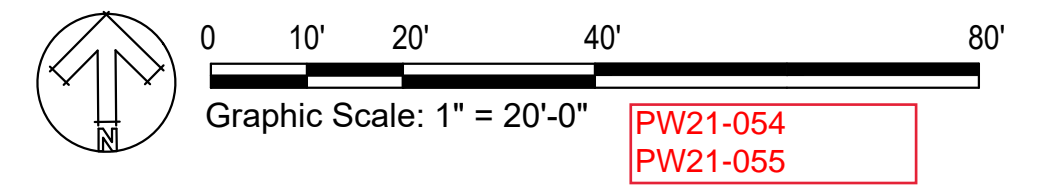
MATCHLINE - SEE L1.5



MATCHLINE - SEE L1.10

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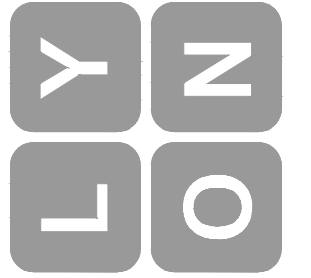
MATCHLINE - SEE L1.8



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L1.7

OF - SHEETS

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 DATE: August 20, 2021  
 PROJECT: West Divisions 13/14  
 NO: LL0204120

DESIGN: EW

DRAWN: EW

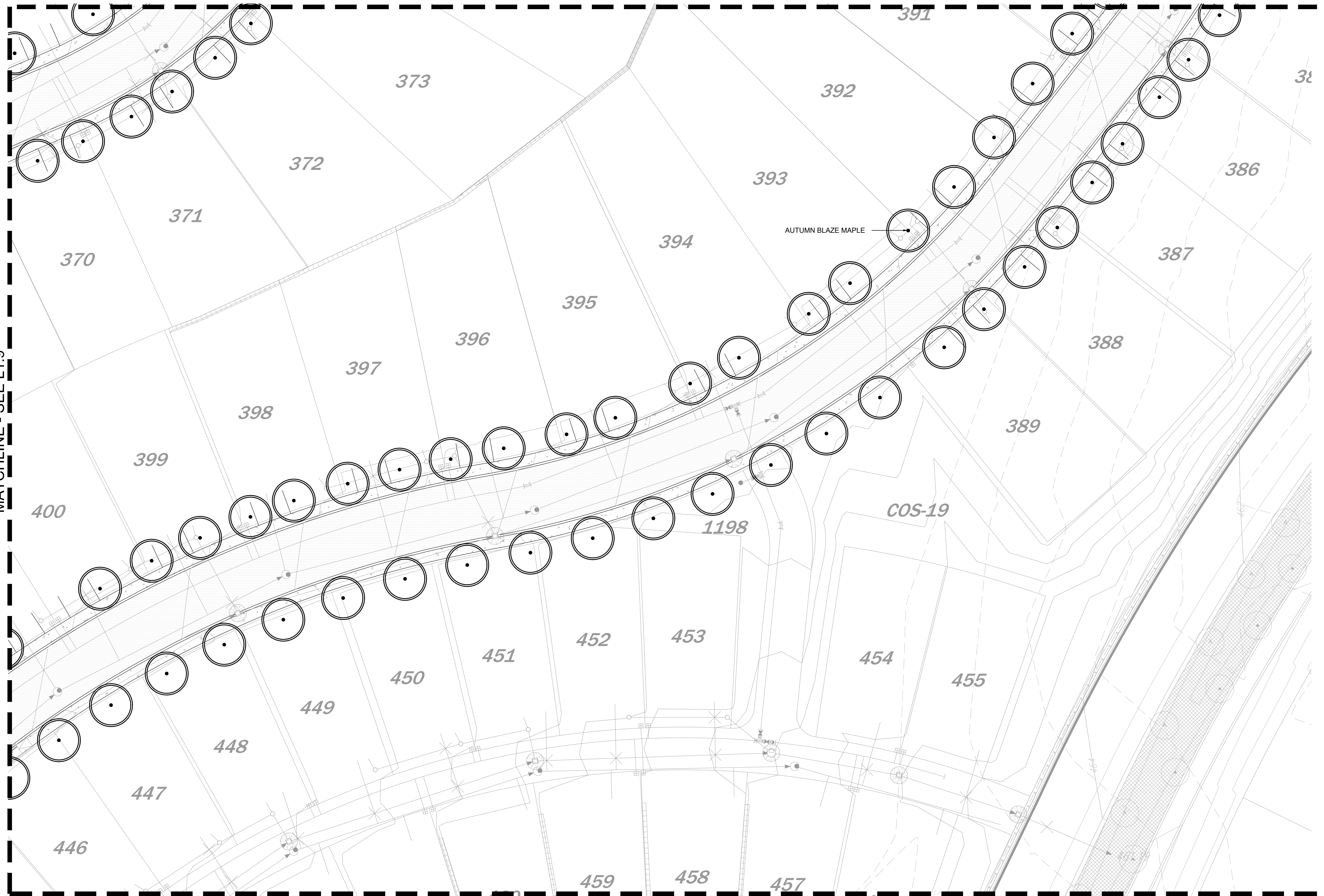
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REVISION NUMBER



MATCHLINE - SEE L1.6

MATCHLINE - SEE L1.9



MATCHLINE - SEE L1.11

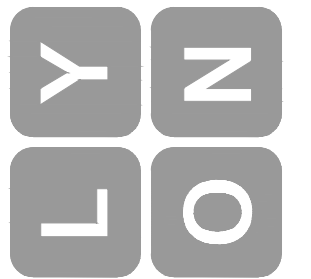
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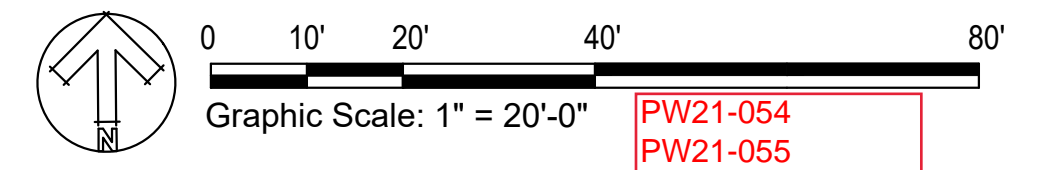


Landscape Plan

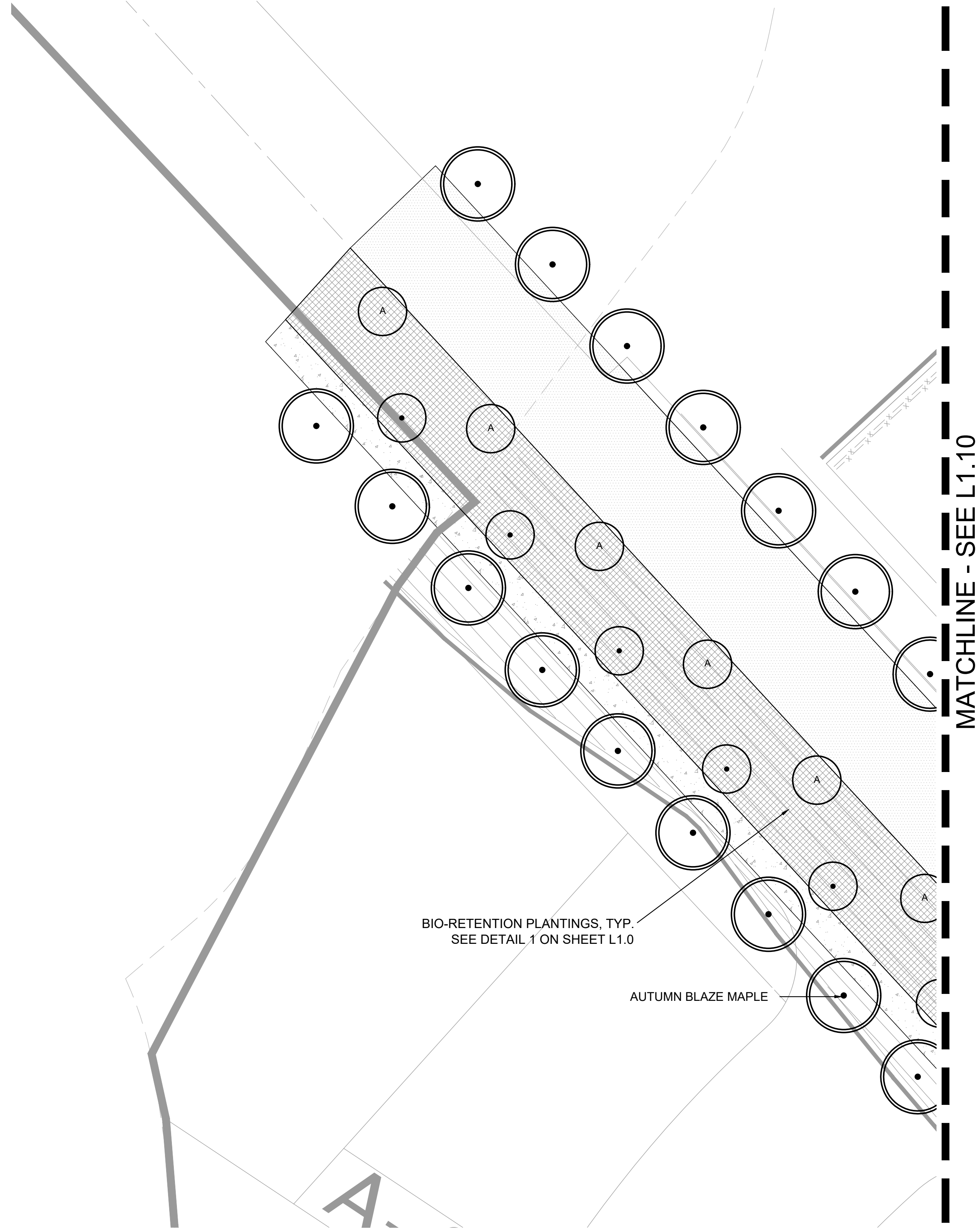
L1.8

OF	SHEETS
DESIGN:	EW
DATE:	August 20, 2021
DRAWN:	EW
PROJECT:	West Divisions 13/14
CHECKED:	ML
REVISION NUMBER:	
PROJECT NO.:	LL0204120

REVISIONS	APPD.



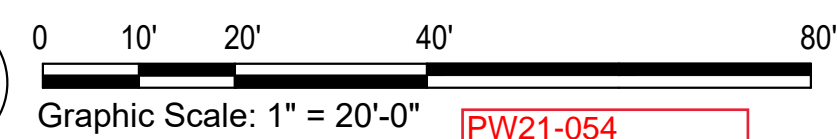
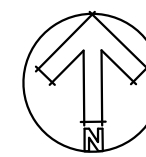




BIO-RETENTION PLANTINGS, TYP.  
SEE DETAIL 1 ON SHEET L1.0

AUTUMN BLAZE MAPLE

MATCHLINE - SEE L1.10

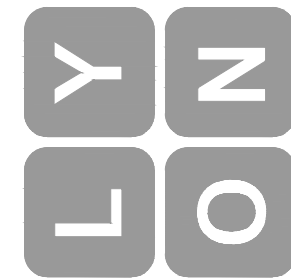


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**L1.9**

OF	SHEETS
DESIGN:	EW
DATE: August 20, 2021	DRAWN: EW
PROJECT: West Divisions 13/14	CHECKED: ML
PROJECT NO: LL0204120	REVISION NUMBER:

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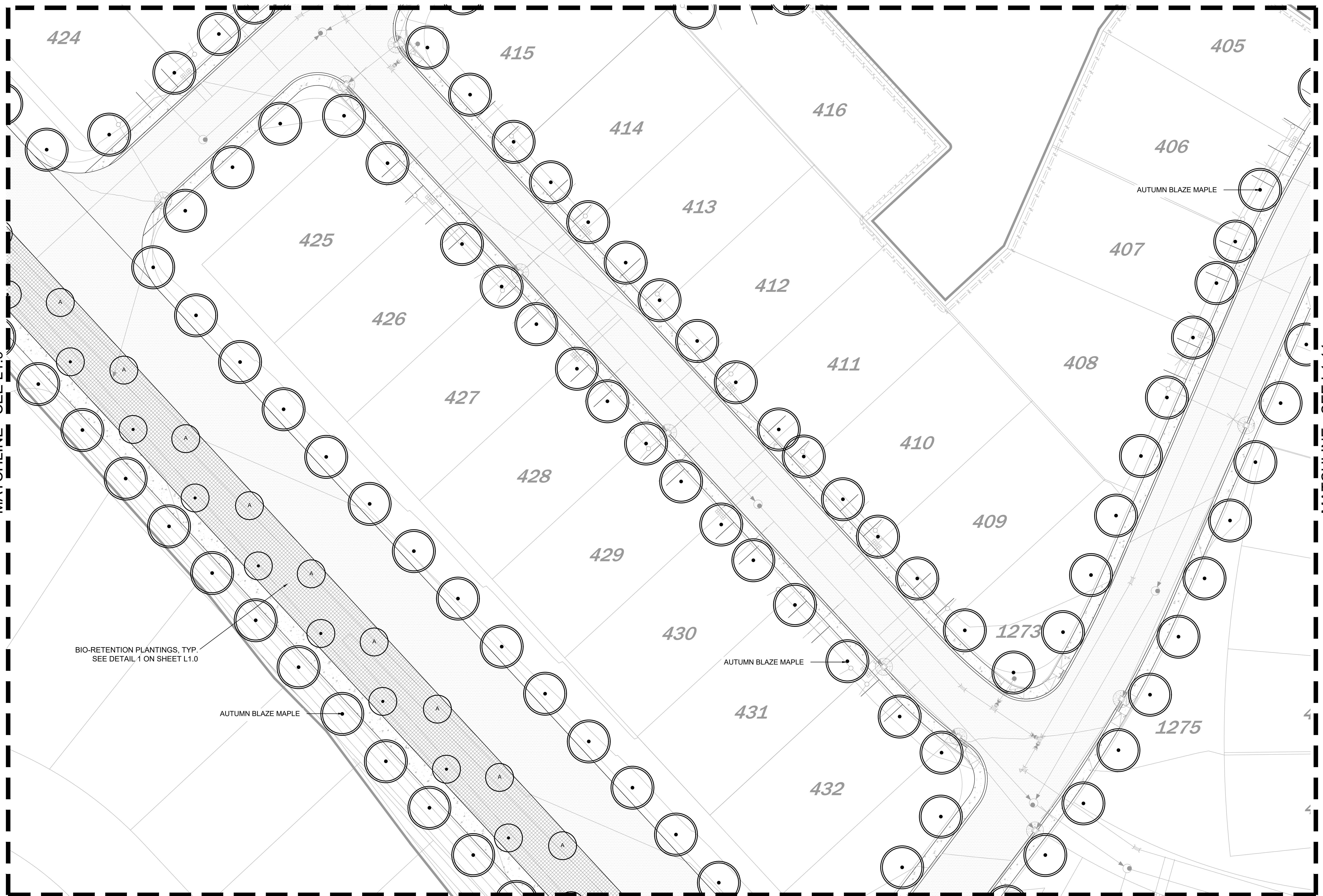




MATCHLINE - SEE L1.7

MATCHLINE - SEE L1.9

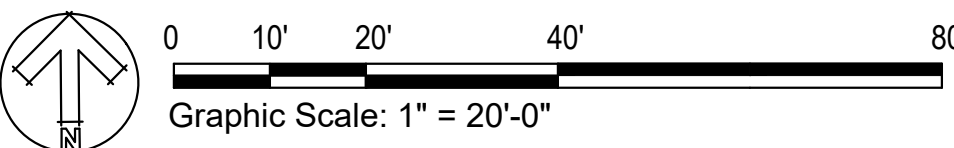
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BIO-RETENTION PLANTINGS, TYP.  
SEE DETAIL 1 ON SHEET L1.0

AUTUMN BLAZE MAPLE

AUTUMN BLAZE MAPLE



MATCHLINE - SEE L1.12

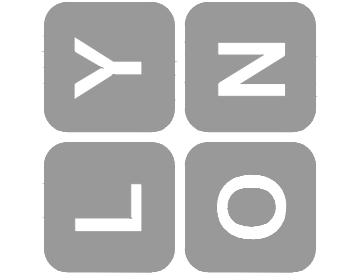
MATCHLINE - SEE L1.11



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L1.10 OF 1 SHEETS

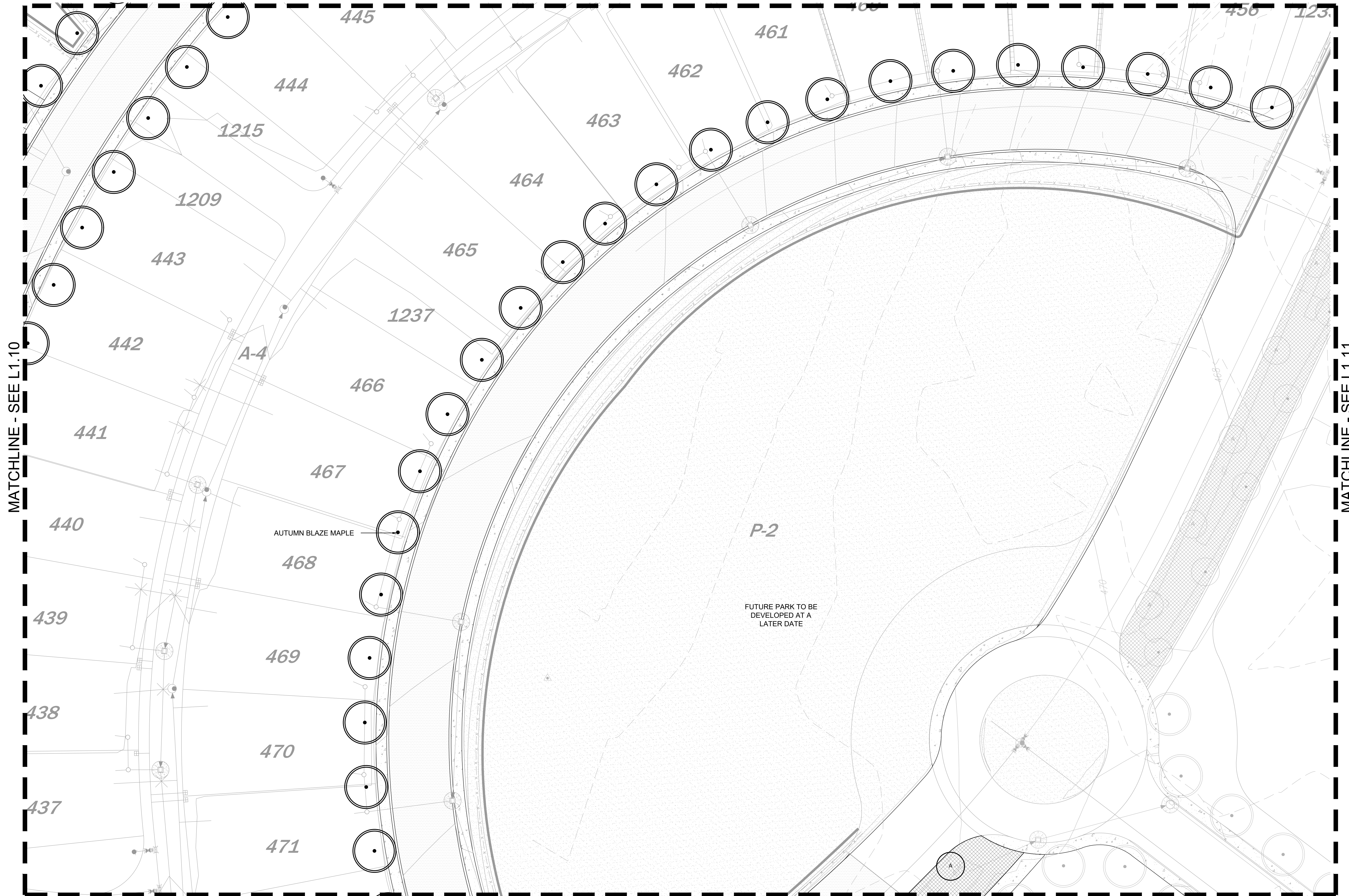
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PROJECT: West Divisions 13/14  
NO: LL0204120

DESIGN: EW  
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CHECKED: ML  
REVISION NUMBER

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PW21-055



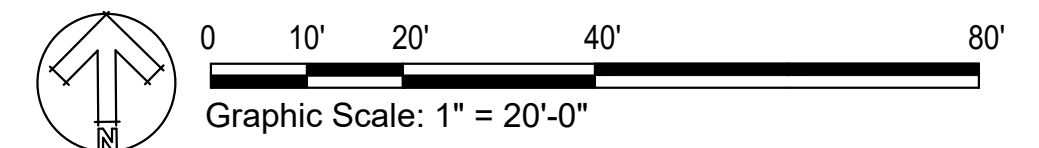
MATCHLINE - SEE L1.8



MATCHLINE - SEE L1.10

MATCHLINE - SEE L1.11

MATCHLINE - SEE L1.13



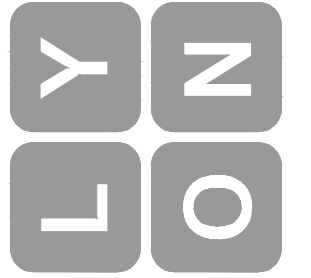
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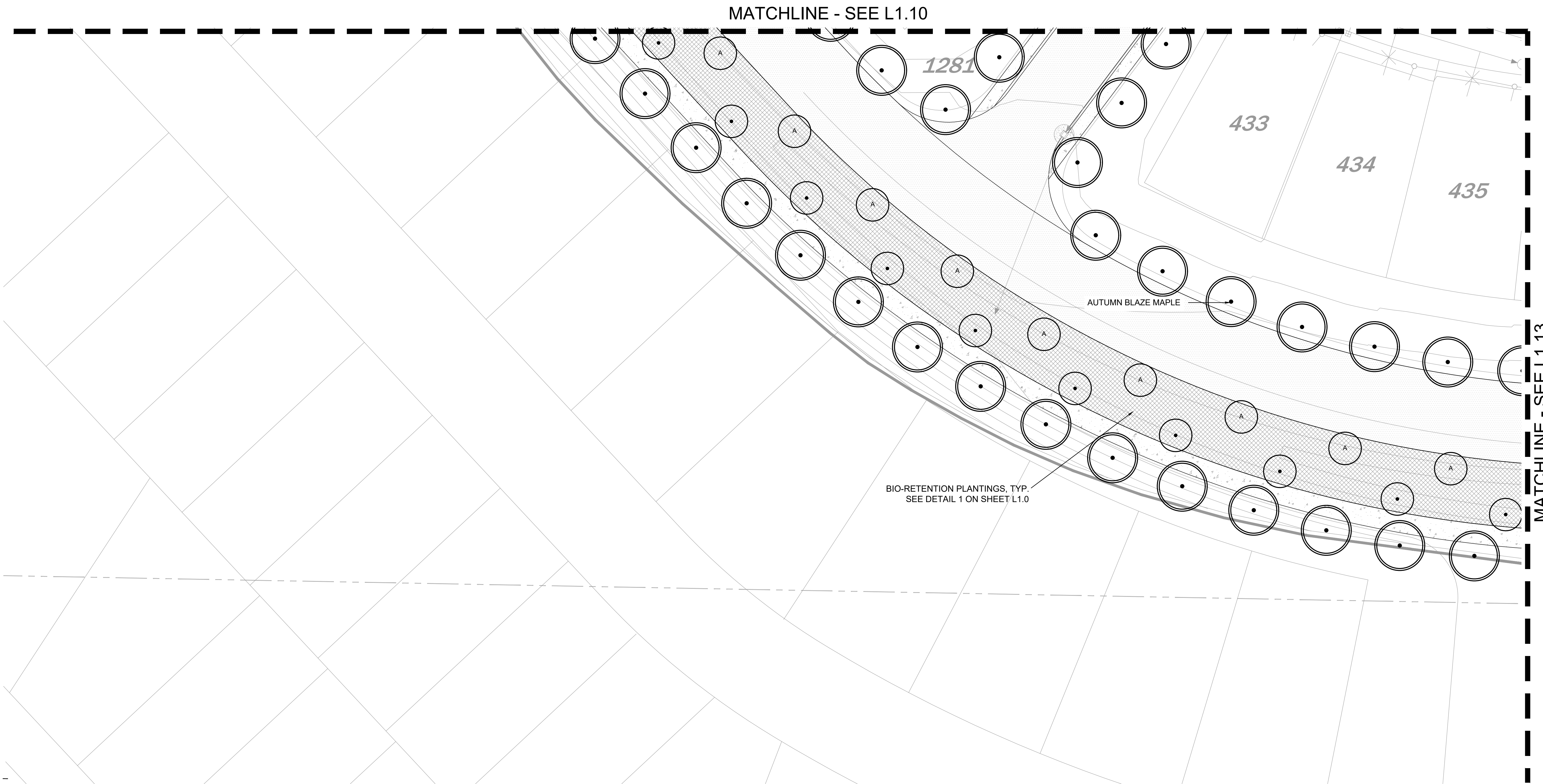


Landscape Plan

OF	SHEETS	DESIGN:	EW
1	1	DATE: August 20, 2021	DRAWN: EW
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		PROJECT NO: LL0204120	REVISION NUMBER
			APPD.

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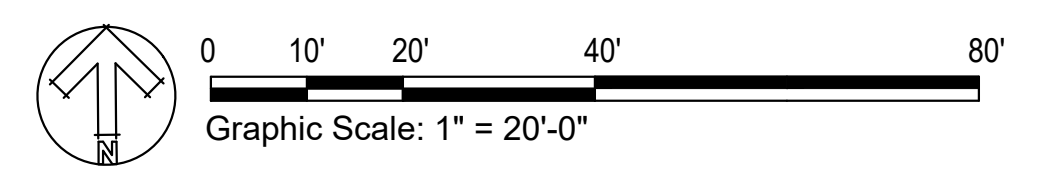


MATCHLINE - SEE L1.10

MATCHLINE - SEE L1.13

BIO-RETENTION PLANTINGS, TYP.  
SEE DETAIL 1 ON SHEET L1.0

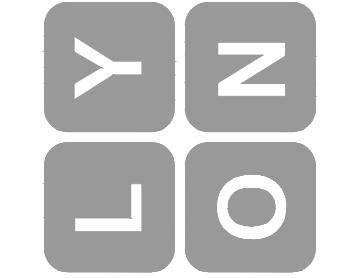
AUTUMN BLAZE MAPLE



**L1.12** OF - SHEETS

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DATE: August 20, 2021	DRAWN: EW
PROJECT: West Divisions 13/14	CHECKED: ML
PROJECT NO: LL0204120	REVISION NUMBER:

**Landscape Plan**



**Lyon Landscape Architects**  
1015 Pacific Avenue #203  
Tacoma, WA 98402  
253-678-4173  
eric@LyonLA.com

REVISIONS	APPD.

MCCORMICK WOODS WEST,  
DIVISIONS 13 AND 14  
805 KIRKLAND AVE, SUITE 200  
KIRKLAND, WA 98033

COUNTER COMPLETE  
Permit Center  
AUG 23, 2021  
City of Port Orchard  
Community Development

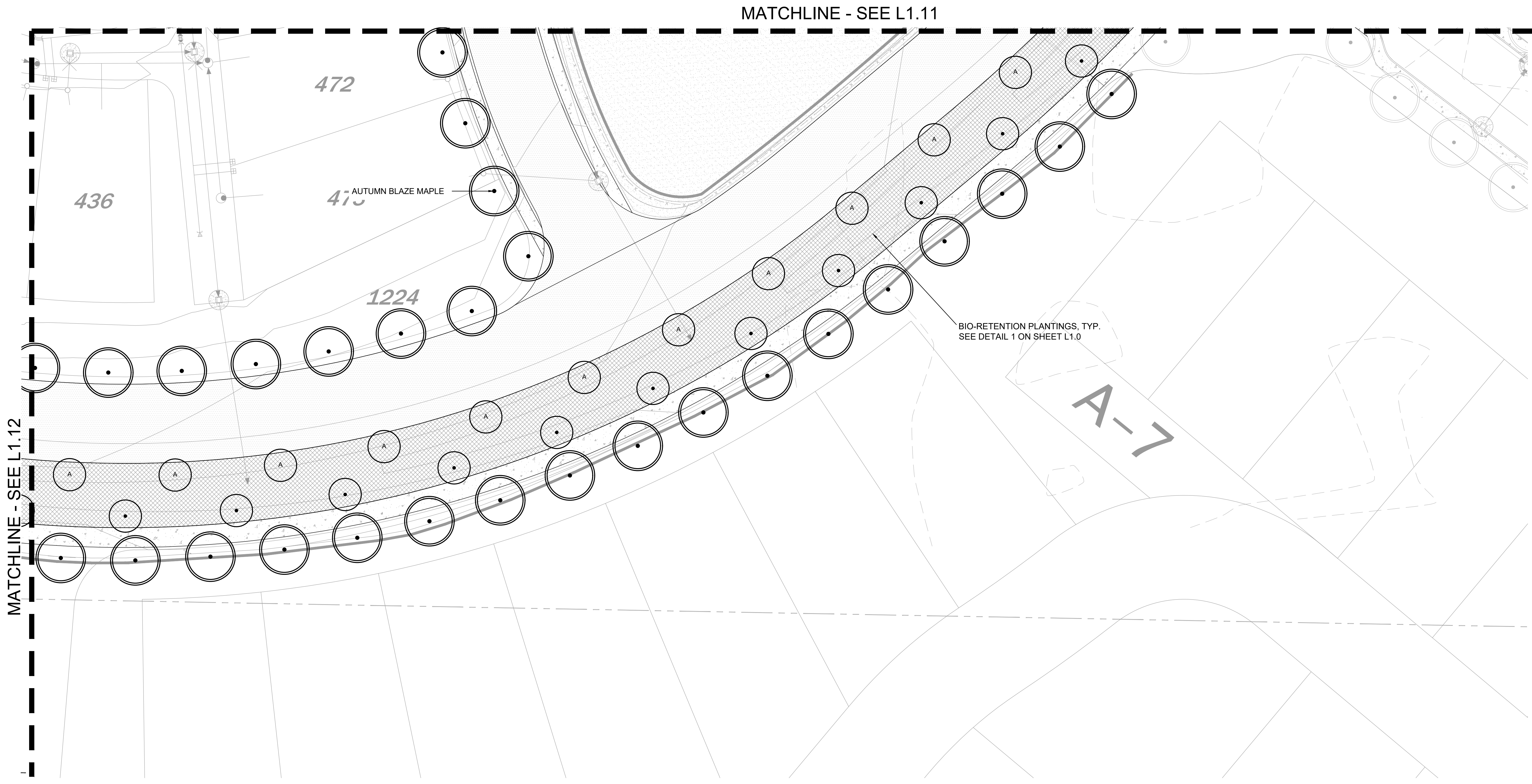
PROJECT



FOR PERMIT ONLY

PW21-054  
PW21-055





MATCHLINE - SEE L1.11

MATCHLINE - SEE L1.12

472

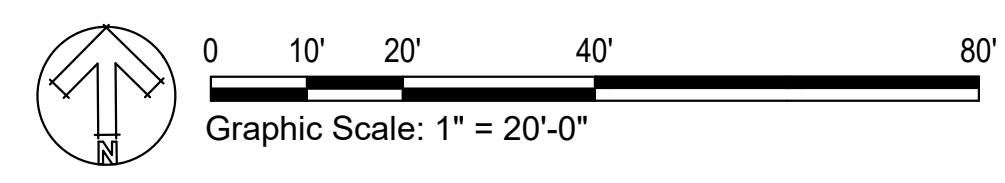
436

472  
AUTUMN BLAZE MAPLE

1224

BIO-RETENTION PLANTINGS, TYP.  
SEE DETAIL 1 ON SHEET L1.0

A-7



L1.13

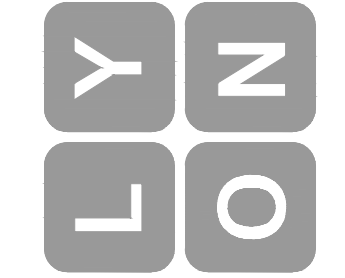
OF	SHEETS
1	1

SCALE:	DESIGN:	DATE:	DRAWN:	PROJECT:	PROJECT NO.:
1" = 20'-0"	EW	August 20, 2021	EW	West Divisions 13/14	LL0204120

REVISIONS	APPD.

Landscape Plan

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